



**City of Milpitas
Building and Safety Department**

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**WATER HEATER INSTALLATION
ON TOP OF CEILING FRAMING**

Policy:

BDP-BLG04

Effective Date:

1/24/2006

Proposed by:

Last Reviewed/
Revised:

12/16/13

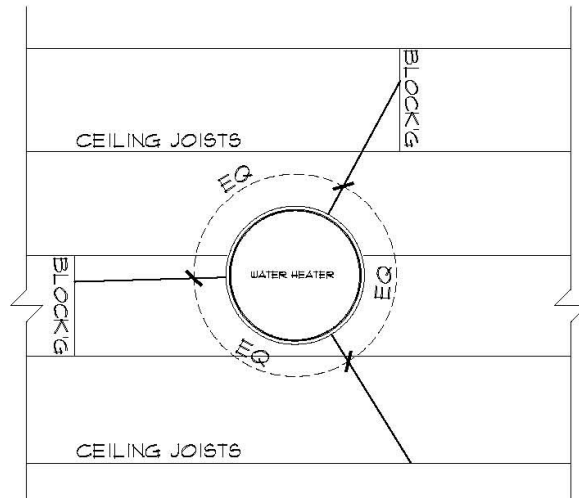
Reviewed/
Revised by:

BYC/OC/LS

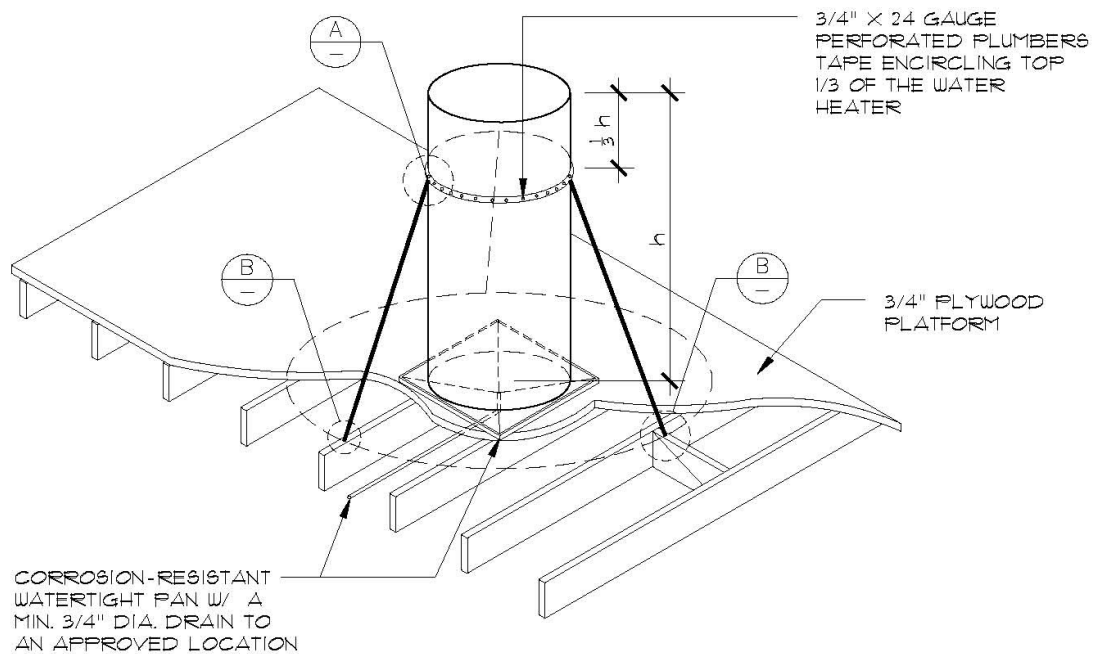
Approved By:

Keyvan Irannejad P.E.
Chief Building Official

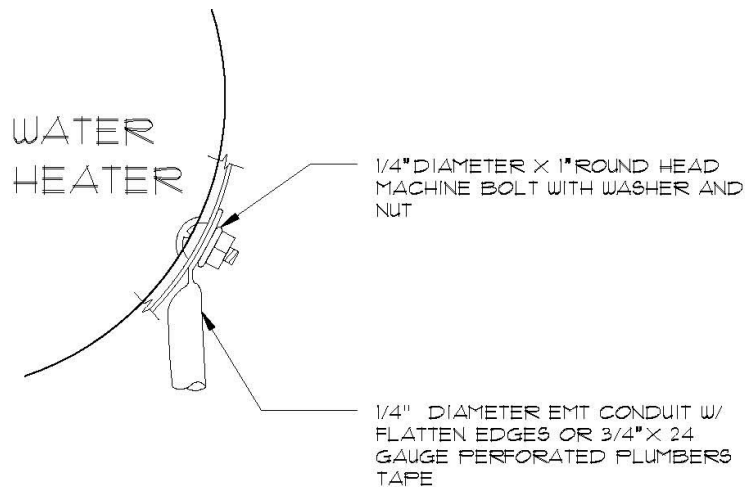
- 1) This policy applies to gas and electric water heaters with the total weight not exceeding 400 lbs.
- 2) Water heater shall be located on a ¾” plywood platform attached to the ceiling joists with #10 wood screw or 8d penny nails 6” o.c. at the plywood panel edges and 12” o.c. at intermediate joists.
- 3) If strapping to the adjacent walls as required by 2013 California Plumbing Code Section 507.2 is not possible, provide strapping to the ceiling joists below. Use ¾” x 24 gauge perforated plumbers tape encircling top 1/3 of the water heater. Provide minimum 3 evenly spaced diagonal braces to ceiling joists with similar plumbers tape or ½” diameter EMT conduit with flatten edges. Use 1/4” diameter x 1” round head machine bolt with washer and nut for bracing connections.
- 4) Attach diagonal braces to wood ceiling joists with ¼” diameter x 3” long lag screws or 1/4” diameter x 2” machine bolts with washers and nut to metal joists.
- 5) Protect plywood platform with corrosion-resistant watertight pan with a minimum ¾” diameter drain to an approved location beneath the water heater per 2013 California Plumbing Code Section 507.4.



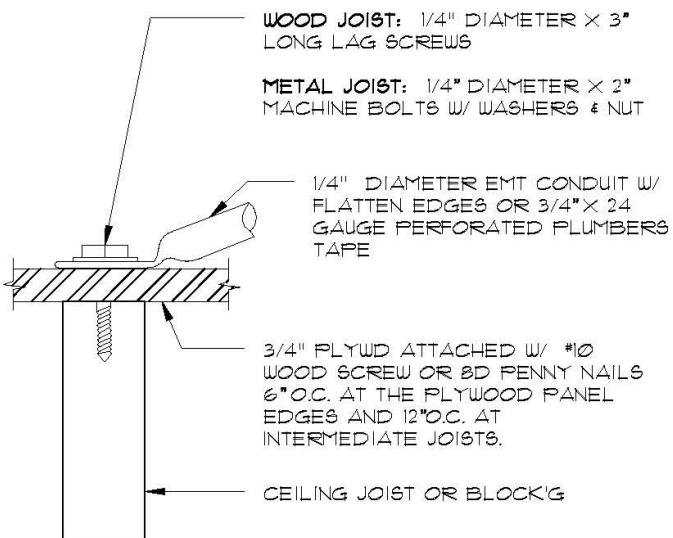
PLAN VIEW



PERSPECTIVE



DETAIL "A"



DETAIL "B"